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MARRIOTT VERNON
ESTATE AGENTS



25A Devonshire Way, Croydon, CR0 8BU

Offers in excess of £550,000



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Marriott Vernon present this two double bedroom detached bungalow with off street parking for two cars, garage and beautiful 115' well stocked private garden, enviably situated on the popular south side of Shirley. The property, offered to the market with no onward chain, provides bright and spacious accommodation with modern interiors throughout. Features include a large 23'11 lounge, well equipped kitchen, modern shower room and separate WC, gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with sliding doors onto the garden, and ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, plus a shower room and adjacent separate WC.

The property is conveniently located within easy access of local shops and amenities in nearby Wickham Road. Regular bus routes provide good links into Bromley or Croydon town centres, as well as to East Croydon mainline station, or to neighbouring West Wickham with its own railway station and a wider variety of shops and restaurants. The area is also extremely well served by excellent local schools including Harris Benson Academy, Shirley High, Forest Academy, St John's Primary, Coloma and Trinity.

Viewings are highly recommended.







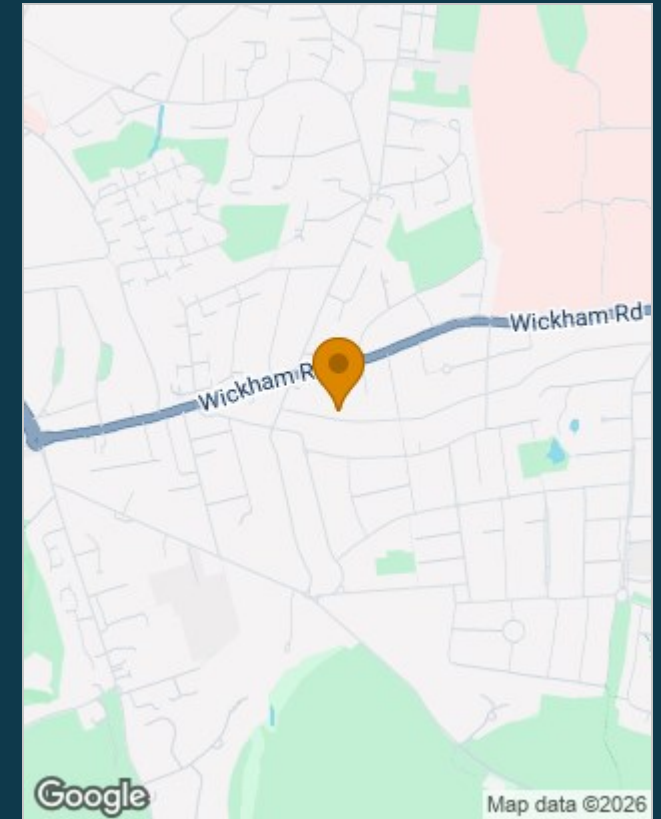
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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC